

BK 7340PG100

WARRANTY DEED

NO TRANSFER

TAX PAID

010562
Know all Persons by these Presents,

34-4

That I, SADIE M. GAGNE of the City of Waterville, County of Kennebec and State of Maine,

in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations,

paid by RODNEY L. GAGNE,

whose mailing address is 211 Water Street, Waterville, Maine - 04901,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RODNEY L. GAGNE, his

heirs and assigns forever,

A CERTAIN LOT OR PARCEL OF LAND together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

NORTHERLY about one hundred thirty-four (134) feet by the southerly line of a passway leading from Water Street westerly; easterly about thirty-eight feet by Water Street; southerly about one hundred and thirty-four (134) feet by land of one Jenness; and westerly about thirty-eight (38) feet by land of Edward Gero; together with a right of way in common with others over the passway aforesaid from the westerly line of the premises hereby conveyed to and from Water Street.

BEING the same premises conveyed to the said Grantor herein and Norris F. Gagne, her husband, under and by virtue of a certain Warranty Deed in Joint Tenancy from Obelia Gagne dated June 19, 1979 and recorded in the Kennebec County Registry of Deeds in Deed Book 2216, at Page 190. The said Norris F. Gagne died intestate on August 29, 1982 and **REFERENCE** should be made to a certain Certificate of Discharge of Inheritance Tax Lien dated December 2, 1985 and recorded as aforesaid in Book 2890, at Page 300.

EXCEPTING AND RESERVING, however, a life estate in and to the premises hereinbefore described unto the said Grantor herein for so long as she shall occupy the same, providing, however, that she shall assume and pay the real estate taxes assessed against the aforesaid premises, insurance and maintenance charges and will keep the residence and improvements in proper repair.

*Noted by
22 Oct 1985
Waterville Me 04901*

34-4

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **RODNEY L. GAGNE, his**

heirs and assigns, to **them** and their use and behoof forever, **EXCEPTING** and **RESERVING as aforesaid.**
And I do covenant with the said Grantee, **his** heirs and assigns, that **I am** lawfully seized in fee of the premises, that they are free of all encumbrances; **EXCEPTING** and **RESERVING as aforesaid;**

that **I** have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that **I** and **my** heirs shall and will **warrant and defend** the same to the said Grantee, **his** heirs and assigns forever, against the lawful claims and demands of all persons., **EXCEPTING** and **RESERVING as aforesaid.**

In Witness Whereof, I, the said **SADIE M. GAGNE**

~~xx~~

~~husband and wife of~~

~~joining in this deed as Grantor and releasing and conveying all right by descent and all other rights in the above described premises,~~ have hereunto set my hand and seal this **first** day of the month of **July**, A.D. 19 **98**.

Signed, Sealed and Delivered
in presence of

..... *Sadie M. Gagne*
 Sadie M. Gagne

State of ~~Maine~~, County of **Kennebec** ss: **July 1**, 19 **98**

Then personally appeared the above named **Sadie M. Gagne**



and acknowledged the foregoing instrument to be **her** free act and deed.

Before me,

Ronald M. Roy
 Notary Public
 Attorney at Law

RONALD M. ROY - Notary Public, Maine
My Commission Expires October 4, 2000

Printed Name, **Ronald M. Roy**

2003 APR -7 AM 9:00

ATTEST: *[Signature]*
 Notary Public